

075.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,118,900 / 1,118,900

ASSESSED:

1,118,900 / 1,118,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
24		ROBIN HOOD RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: NOY AVRAHAM D &	
Owner 2: NOY JAIME L	
Owner 3:	

Street 1: 24 ROBIN HOOD RD	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

**PREVIOUS OWNER**

Owner 1: SPERLING ADAM C/AMY -	
Owner 2: -	

Street 1: 24 ROBIN HOOD RD	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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**NARRATIVE DESCRIPTION**

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Wood Shingle Exterior and 3874 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500	Sq. Ft.	Site			0	70.	0.86	4									451,500						451,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7500.000	667,400		451,500	1,118,900		47256
							GIS Ref
							GIS Ref
							Insp Date
							10/26/18

**USER DEFINED**

Prior Id # 1: 47256	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	03:34:48
LAST REV	
Date	Time
04/30/19	14:00:50
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
SPERLING ADAM C	65629-37		6/29/2015		1,065,000	No	No			6249
HEBB ANN M	48503-423		11/16/2006		475,000	No	No	F		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/10/2018	1303	Insulate	1,235	C					10/26/2018	MEAS&NOTICE	BS	Barbara S
12/6/2017	1618	Siding	79,840	C					4/29/2016	Sales Review	PT	Paul T
11/3/2015	1694	Porch	17,478						7/11/2012	Meas/Inspect	BR	B Rossignol
8/30/2011	961	Heat App	24,000						5/1/2012	Info Fm Prmt	BR	B Rossignol
6/3/2011	541	Addition	90,000						2/25/2009	Meas/Inspect	163	PATRIOT
5/23/2011	482	Foundati	25,000						3/7/2007	MLS	MM	Mary M
									12/4/1999	Inspected	264	PATRIOT
									10/20/1999	Measured	263	PATRIOT
									7/30/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	15 - Old Style			Full Bath:	3	Rating: Very Good											
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:											
Foundation:	3 - Brick or Stone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Very Good											
Color:	GREEN			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating: Average											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>													
Year Blt:	1880	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:	G13	Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6 %											
Prim Int Wal	2 - Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition:	T - Typical			Special:		%											
Prim Floors:	3 - Hardwood			Override:		%											
Sec Floors:		%		Total:	4.6	%											
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ:	135.00												
Bsmnt Gar:				Size Adj.:	1.03265309												
Electric:	3 - Typical			Const Adj.:	0.99989998												
Insulation:	2 - Typical			Adj \$ / SQ:	139.394												
Int vs Ext:	S			Other Features:	124358												
Heat Fuel:	2 - Gas			Grade Factor:	1.10												
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100	% AC: 100		LUC Factor:	1.00												
Solar HW:	NO	Central Vac: NO		Adj Total:	699571												
% Com Wal		% Sprinkled		Depreciation:	32180												
				Depreciated Total:	667390												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:											
Make:				Ind. Val:													
Model:				Juris. Factor:	1.00	Before Depr:	153.33										
Serial #:				Special Features:	0	Val/Su Net:	137.72										
Year:				Final Total:	667400	Val/Su SzAd:	243.22										
Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 075.0-0002-0004.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980		0.00	T	31.2	101				
More: N				Total Yard Items:				Total Special Features:				Total:					